



Beechcroft Close, London, SW16

OIEO £275,000 *Leasehold*



KEY FEATURES

- Two-bedroom modern apartment
- Secure gated residential close
- Bright reception with Juliet balcony
- Separate modern fitted kitchen

Set within a secure, gated contemporary development, this well-proportioned two-bedroom apartment offers a bright, balanced, and practical layout. The accommodation opens into a central entrance hallway featuring an intercom entry phone system and warm wood-style flooring. The principal living space is a generous reception room filled with natural light, benefiting from a double-glazed door that opens onto a private Juliet balcony overlooking the grounds. Directly accessible from the hallway, the separate kitchen is modern and smartly configured with a range of white gloss cabinetry, dark work surfaces, and integrated appliances.

The property comprises two bedrooms. The principal bedroom is a spacious double room featuring extensive floor-to-ceiling fitted wardrobes, while the second bedroom offers excellent flexibility to serve as a guest bedroom, nursery, or a dedicated home office. Serving the apartment is a contemporary family bathroom neatly finished with neutral wall tiling, a modern bath setup with an

- Principal bedroom with fitted wardrobes
- Allocated secure parking space
- Large manicured communal gardens
- Close to Streatham stations

overhead shower fixture, and a chrome heated towel rail. Residents further benefit from secure gated allocated parking, an on-site bike shed ideal for cycling commuters, and access to large, well-maintained communal gardens.

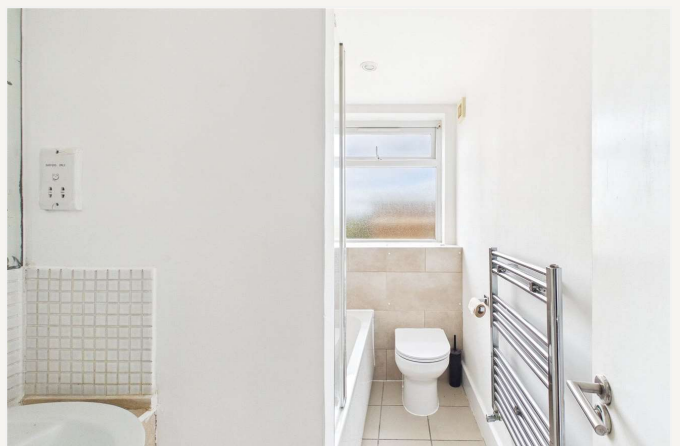
Beechcroft Close sits centrally on Valley Road, placing an exceptional choice of lifestyle amenities right on your doorstep. A short stroll leads to a wide selection of local cafés, pubs, restaurants, and excellent sports facilities, including the Streatham Ice Rink and Leisure Centre. The expansive open green spaces of Streatham Common and the beautifully landscaped formal grounds of The Rookery Gardens are also just a short walk away, providing an ideal escape for outdoor recreation. For commuters, transport links are outstanding; both Streatham and Streatham Common mainline stations are within easy reach, offering fast, reliable, and direct rail connections into London Bridge, Victoria, and the City.

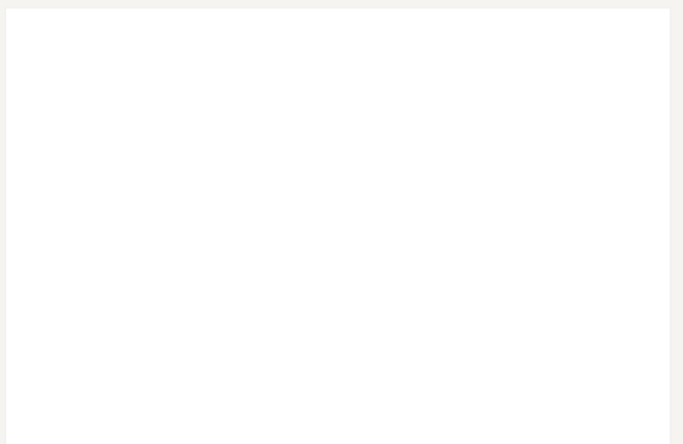
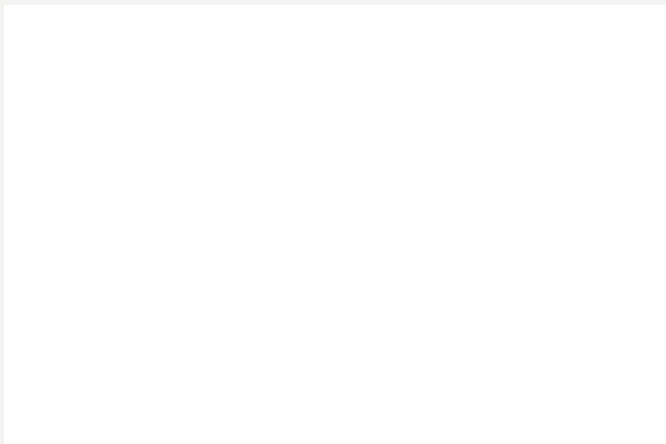
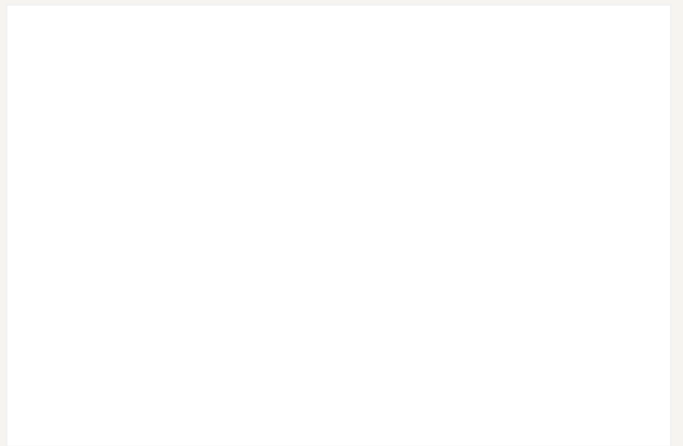
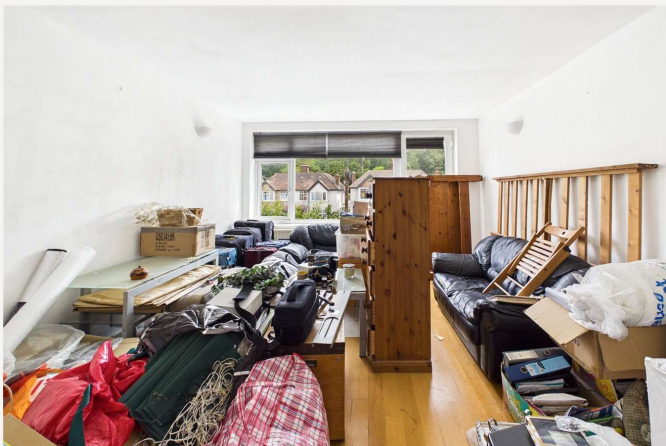
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Approximate total area⁽¹⁾
54.4 m²
585 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 101 year and 7 months

Service Charge: £1520 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: B

EPC rating: C

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